067.0	0004	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	984,500 / 984,500
					USE VALUE:	984,500 / 984,500
					ASSESSED:	984,500 / 984,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		ORLANDO AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CARPENTER SCOTT D		
Owner 2:	PAUSINI CRISTINA		
Owner 3:			
Street 1:	19 ORLANDO AVE		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER

Owner 1:	ROBINSON HAROLD D/TRS -
Owner 2:	HARALD D ROBINSON TRUST -
Street 1:	19 ORLANDO AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 12,439 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1941, having primarily Wood Shingle Exterior and 5169 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12439.000	429,100	200	555,200	984,500
Total Card	0.286	429,100	200	555,200	984,500
Total Parcel	0.286	429,100	200	555,200	984,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 190.46 | /Parcel: 190.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 067.0-0004-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	429,100	200	12,439.	555,200	984,500	984,500	Year End Roll	12/18/2019
2019	101	FV	348,800	300	12,439.	515,600	864,700	864,700	Year End Roll	1/3/2019
2018	101	FV	348,800	300	12,439.	515,600	864,700	864,700	Year End Roll	12/20/2017
2017	101	FV	348,800	300	12,439.	452,100	801,200	801,200	Year End Roll	1/3/2017
2016	101	FV	348,800	300	12,439.	412,400	761,500	761,500	Year End	1/4/2016
2015	101	FV	326,700	300	12,439.	364,900	691,900	691,900	Year End Roll	12/11/2014
2014	101	FV	326,700	300	12,439.	345,000	672,000	672,000	Year End Roll	12/16/2013
2013	101	FV	326,700	300	12,439.	328,400	655,400	655,400		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5737

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROBINSON HAROLD	56743-1		4/15/2011	Mult Lots	740,000	No	No		
ROBINSON HAROLD	52765-542		5/13/2009	Family	1	No	No		
	17556-255		11/1/1986		220,000	No	No		G

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/18/2020	882	New Wind	15,000	C				
10/17/2018	1527	Redo Bat	30,000	C				
10/28/2011	1383	New Wind	4,000					
6/22/2011	611	Re-Roof	14,500					
5/31/2011	516	Re-Roof	12,000					
4/12/2005	234	Renovate	15,000					RENOVATE AFTER FIR

ACTIVITY INFORMATION

Date	Result	By	Name
11/27/2018	Inspected	CC	Chris C
10/12/2018	MEAS&NOTICE	BS	Barbara S
4/9/2009	Meas/Inspect	189	PATRIOT
12/17/1999	Meas/Inspect	163	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12439		Sq. Ft.	Site		0	70.	0.64	12									555,221						555,200	

Total AC/HA: 0.28556 | Total SF/SM: 12439 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 555,221 | Spl Credit | Total: 555,200

User Acct

42965

GIS Ref

GIS Ref

Insp Date

11/27/18

!5737!

PRINT

Date	Time
12/10/20	20:34:56

LAST REV

Date	Time
10/30/20	08:44:24

danam

USER DEFINED

Prior Id # 1:	42965
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1941	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	3	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	0.95558786
Const Adj.:	0.99989998
Adj $ / SQ:	100.327
Other Features:	127000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	583008
Depreciation:	153914
Depreciated Total:	429094

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

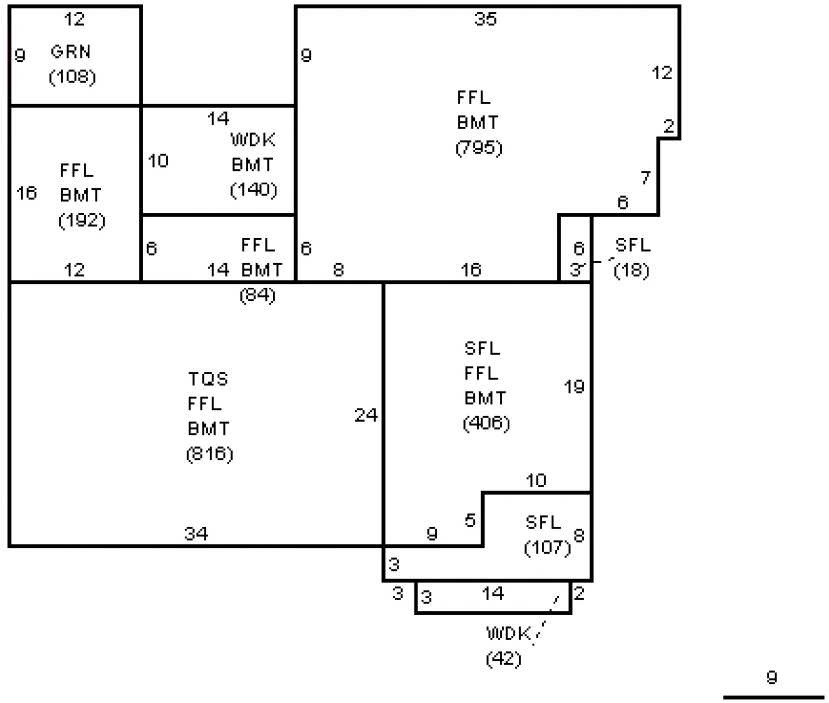
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	100.33
Special Features:	0	Val/Su Net:	69.67
Final Total:	429100	Val/Su SzAd	124.88

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	2,433	45.520	110,758
FFL	First Floor	2,293	100.330	230,049
TQS	3/4 Story	612	94.310	57,716
SFL	Second Floor	531	100.330	53,273
WDK	Deck	182	11.490	2,092
GRN	Greenhouse	108	19.630	2,120

Net Sketched Area:	6,159			Total:	456,008
Size Ad	3436	Gross Are	6363	FinArea	5169

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	25		
BMT	100	RRM	50		
TQS	100	UNF	15		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 067.0-0004-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
A2	WOOD SHD	D	Y	1	11X3	A	AV	1970	12.06	T	39.2	101			200			200

More:	N	Total Yard Items:	200	Total Special Featues:		Total:	200